



Subject Site

PROPERTY HIGHLIGHTS

- +/- 5 acres of land on Flat River Road, just off US-67
- Located along the same corridor as Mineral Area College (2,600+ students annually)
- Situated within St. Francois County, population 67,800+
- Over 620,000+ tourists visit the area annually
- 7 miles from Farming Crossing, a 316,000 SF retail center, under construction on US-67

OFFERING SUMMARY

Sale Price:

Contact Broker For Details

Lot Size:

+/- 5 Acres



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

LOT DETAILS & HIGHLIGHTS

FLAT RIVER ROAD

Property Type	Land
Property Address	Flat River Road St. Francois, MO 63601
Lot Size	5 Acres
Number of Lots	3
APN	09-20-09-00-000-0014.00, 09-20-09-00-000-0012.00, 09-20-09-00-000-0024.00
Highway Accessibility	US-67 N
Square Footage	218,236 SF
Tax Increment Financing	Available, Contact Broker For Details

Salient Realty Group is pleased to offer this 5-acre development site on Flat River Road in Park Hills, MO, located directly along the same corridor as Mineral Area College, which enrolls over 2,600 students annually and generates consistent daily traffic through the area. A few miles south on Highway 67, construction is underway on Farmington Crossings, a **316,000+ square-foot retail center anchored by Target, Academy Sports + Outdoors, and Burlington** — a project expected to serve as a regional retail draw and elevate the commercial profile of the broader Park Hills-Farmington corridor.

This property offers flexible development potential for C-store / car wash, medical, retail or specialized operations. This flexibility, paired with steady institutional traffic from **Mineral Area College** and rising visibility along a corridor now attracting national retail investment, positions the site as a strong opportunity for a range of development strategies in one of St. Francois County's most active growth markets.



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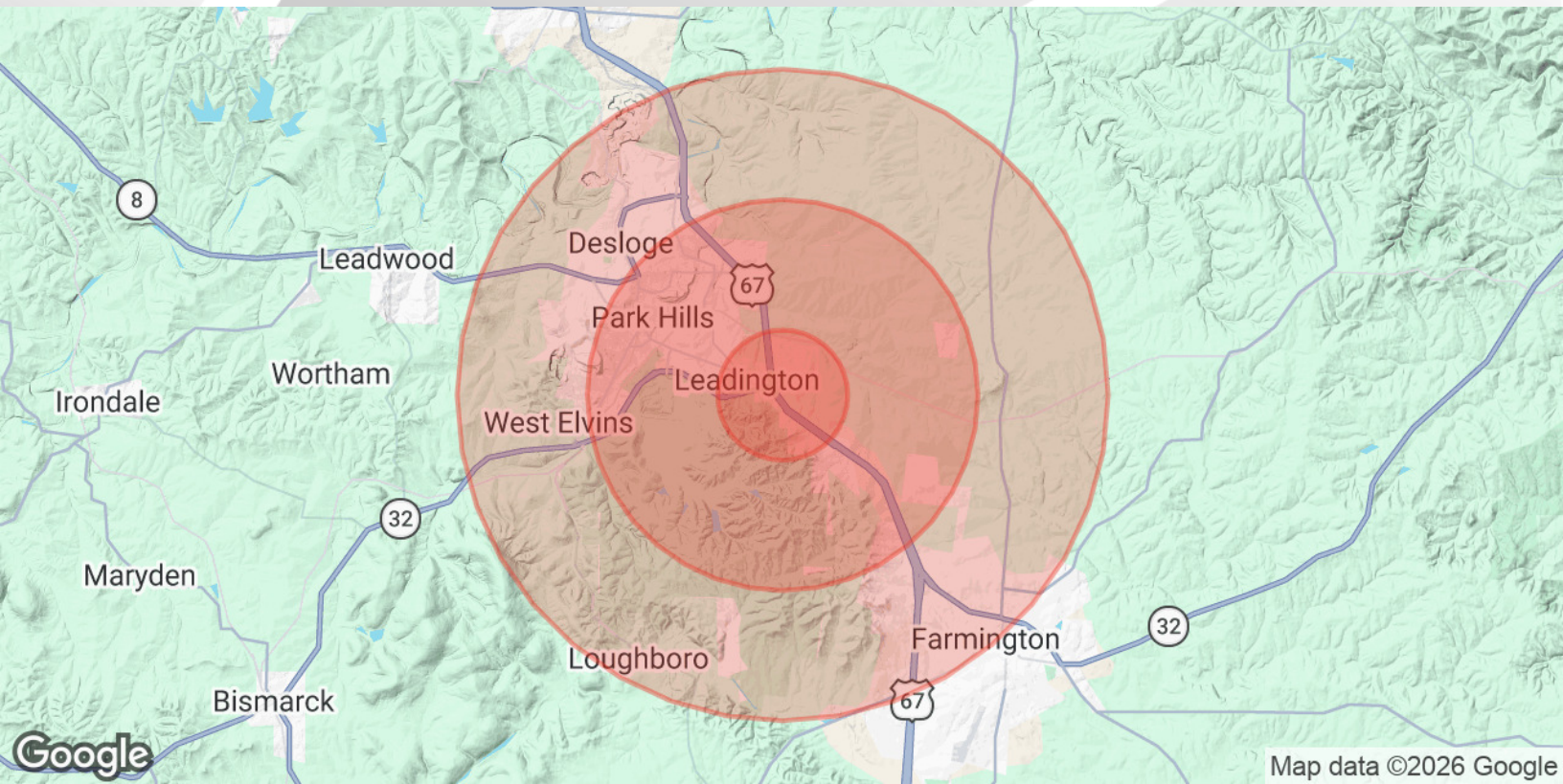
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	1,397	12,031	25,939
Average Age	37.2	36.5	37.5
Average Age (Male)	31.2	34.3	36.2
Average Age (Female)	44.2	41.0	40.7

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	568	4,669	10,325
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$70,916	\$71,663	\$71,459
Average House Value	\$220,785	\$161,425	\$168,052

2023 American Community Survey (ACS)



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**MATTHEW MILLSLAGLE****Associate**

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PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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